

121.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

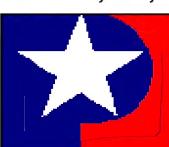
Total Card / Total Parcel

USE VALUE:

1,409,700 / 1,409,700

ASSESSED:

1,409,700 / 1,409,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		WELLINGTON ST, ARLINGTON

Legal Description						User Acct
101	7200.000	836,700	600	572,400	1,409,700	78212
Total Card	0.165	836,700	600	572,400	1,409,700	GIS Ref
Total Parcel	0.165	836,700	600	572,400	1,409,700	GIS Ref
Source:	Market Adj Cost	Total Value per SQ unit /Card:	457.77	/Parcel:	457.77	Insp Date
						02/26/09

OWNERSHIP

Unit #:

Owner 1: WODLINGER NICOLA H &

Owner 2: BYRNE JOHN D

Owner 3:

Street 1: 11 WELLINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HEROLD NICHOLAS -

Owner 2: HEROLD KATHERINE S -

Street 1: 11 WELLINGTON

Twn/City: ARLINGTON

St/Prov: MAX Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 3080 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	2	Rating: Very Good															
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall: 1 - Wood Shingl	50 %			OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Frl: 2	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B+ - Good (+)				CONDOS INFORMATION													
Year Blt: 1910	Eff Yr Blt:			Location:													
Alt LUC:				Total Units:													
Jurisdct: G16	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal	6 - Average			Functional:		%		Interior:		1	10	5					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	4.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	135.00			Heating:									
Bsmnt Gar:				Size Adj.: 0.99096441				General:									
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals		1	10	5					
Insulation: 2 - Typical				Adj \$ / SQ: 133.767													
Int vs Ext:				Other Features: 125270													
Heat Fuel: 1 - Oil				Grade Factor: 1.46													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys:				NBHD Mod:													
% Heated: 100	% AC: 25			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 877019													
% Com Wal	% Sprinkled			Depreciation: 40343													
				Depreciated Total: 836677													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 121.0-0004-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	20X14	F	FR	1990		3.23	T	29	101			600	600
More: N				Total Yard Items:				600	Total Special Features:							Total:	600